8764166/2024/ACCOM -GAD01

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

G.A. (Accom) Department – Estate Office - Renewal of lease agreement entered with the Flat Owner Sri Karumuri Siva, S/o Venkateswara Rao for the period of (11) months from 05.05.2023 to 04.04.2024, for the premises at R.K. Kutir, Flat No.401, K.L.Rao Nagar, Chittinagar, Vijayawada where office accommodation provided to Estate Office, Vijayawada and also sanction an amount of Rs.94,500/- (Rupees Ninety Four Thousand Five Hundred only) towards rent payable @ Rs.15,750/- PM for the period of Six (6) months i.e., from 05.05.2023 to 04.11.2023 – Sanction Orders - Issued.

GENERAL ADMINISTRATION (ACCOM.) DEPARTMENT

G.O.Rt.No.2202 Dated:09-11-2023.

Read the following:

1) G.O.Rt.No.220, G.A (Accom.) Dept, Dt.1-2-2023.
2) From the Estate Office, Vijayawada, Representation dated:15-5-2023.

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O R D E R:-

In the reference 1st read above, Government have approved the renewal of lease agreement entered with the Flat Owner of Sri Karumuri Siva, S/o Venkateswara Rao for the premises at Flat No.401, R.K.Kutir, K.L. Rao Nagar, Chittinagar, Vijayawada for accommodating the O/o the Estate Officer, Vijayawada for the period of (11) months i.e., from 05.06.2022 to 04.05.2023 duly fixing the monthly rent @ Rs. 15,750/- (Rupees Fifteen Thousand Seven Hundred and Fifty only). In the letter 2nd read above, the Estate Officer, Vijayawada has informed that the present lease period expired on 04.05.2023 and requested the Government to approve the renewal of lease agreement entered with the Flat Owner for further period of (11) months i.e., from 05.05.2023 to 04.04.2024.

2. After careful examination of the matter, Government hereby approved the renewal of lease agreement entered with the Flat Owner Sri Karumuri Siva, S/o Venkateswara Rao for the premises at Flat No.401, R.K.Kutir, K.L. Rao Nagar, Chittinagar, Vijayawada where office accommodation provided to Estate Office, Vijayawada @ monthly rent of Rs.15,750/- (Rupees Fifteen Thousand Seven Hundred and Fifty only) for further period of (11) months i.e., from 05.05.2023 to 04.04.2024 and also sanction an amount of Rs.94,500/- (Rupees Ninety Four Thousand Five Hundred only) towards rent payable @ Rs.15,750/- PM for the period of Six (6) months i.e., from 05.05.2023 to 04.11.2023.

3. The General Administration (Claims-C) Dept shall draw and disburse the amount sanctioned in para (2) above to the account of the lessor i.e., Sri Karumuri Siva, S/o Venkateswara Rao, HDFC Bank, Benz circle, M.G. Road, Vijayawada, A.P., Account No. 01091070011116, IFSC Code: HDFC0000109, Aadhar Number:3353 7187 8857, Pan Number:BBTPK9182J.

4. The expenditure shall be debited to the Head of Account "2052 -Secretariat General Service - (092) Other Offices – SH (09) Estate Officer –140/141 - Rents, Rates and Taxes". The G.A. (Claims.) Department shall take further necessary action, accordingly.

5. This order issues with the concurrence of Finance (FMU-GAD-I) Department vide their U.O.No.FIN01-FMU0MISC/181/2019-FMU-GAD-I, Dated:02-11-2023.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

K PRAVEEN KUMAR

SPL. CHIEF SECRETARY TO GOVERNMENT (GPM & AR)

To
The General Administration (Claims.C) Department.
The Estate Officer, Estate Office, Vijayawada.
The Executive Engineer, R&B Division, Vijayawada.
The Deputy Pay and Accounts Officer, A.P, Secretariat, Velagapudi.
The Pay and Accounts Officer, APIIC Building, Mangalagiri.
Copy to:
The P.S to Spl. Chief Secretary to Govt. (GPM & AR).
Sri Karumuri Siva, S/o Venkateswara Rao, Flat No.104, Door No.11-63-53,
RK Towers, Brahmin Street, Vijayawada - 520001.
SF/SC (336427).

9/11/2023

//FORWARDED::BY ORDER//

SECTION OFFICER

8764166/2024/ACCOM -GAD01

Processed
C.No 336427

ESTATE OFFICE- AMARAVATHI- VIJAYAWADA

Dated:15-5-2023.

To
The Spl. Chief Secretary to Government (GPM&AR)
General Administration Department (ACCOM)
A.P Secretariat,
VELAGAGPUDI P.O ,GUNTUR Dist, A.P

Respected Sir,

Spl. Chief Secretary (GPM & AR) * Genl. Admn. Dept. A.P. Secrt. 1294 16 MAY 2023

Sub:- Accommodation –Estate Office –in Vijayawada on monthly rental basis- Submission of agreement for renewal of lease of Existing premises Regarding

***

It is to inform that the Estate Office, Vijayawada is situated in the premises namely Flat No.401, R.K.Kuteer, K.L.Rao Park Lane, Syndicate Bank Colony, Opp to Calara Hospital, Chittinagar, Vijayawada-1 and the existing rent agreement is for 11 months and it is expired on 04.05.2023 and due for renewal from 05.05.2023. I am submitting here with renewal lease agreement duly filled and signed by house owner in the proforma prescribed. Hence I am request you to renew lease agreement for further period of 11 months, i.e., from 5-5-2023 to 4-4-2024. The details of Owner is as follows:-.

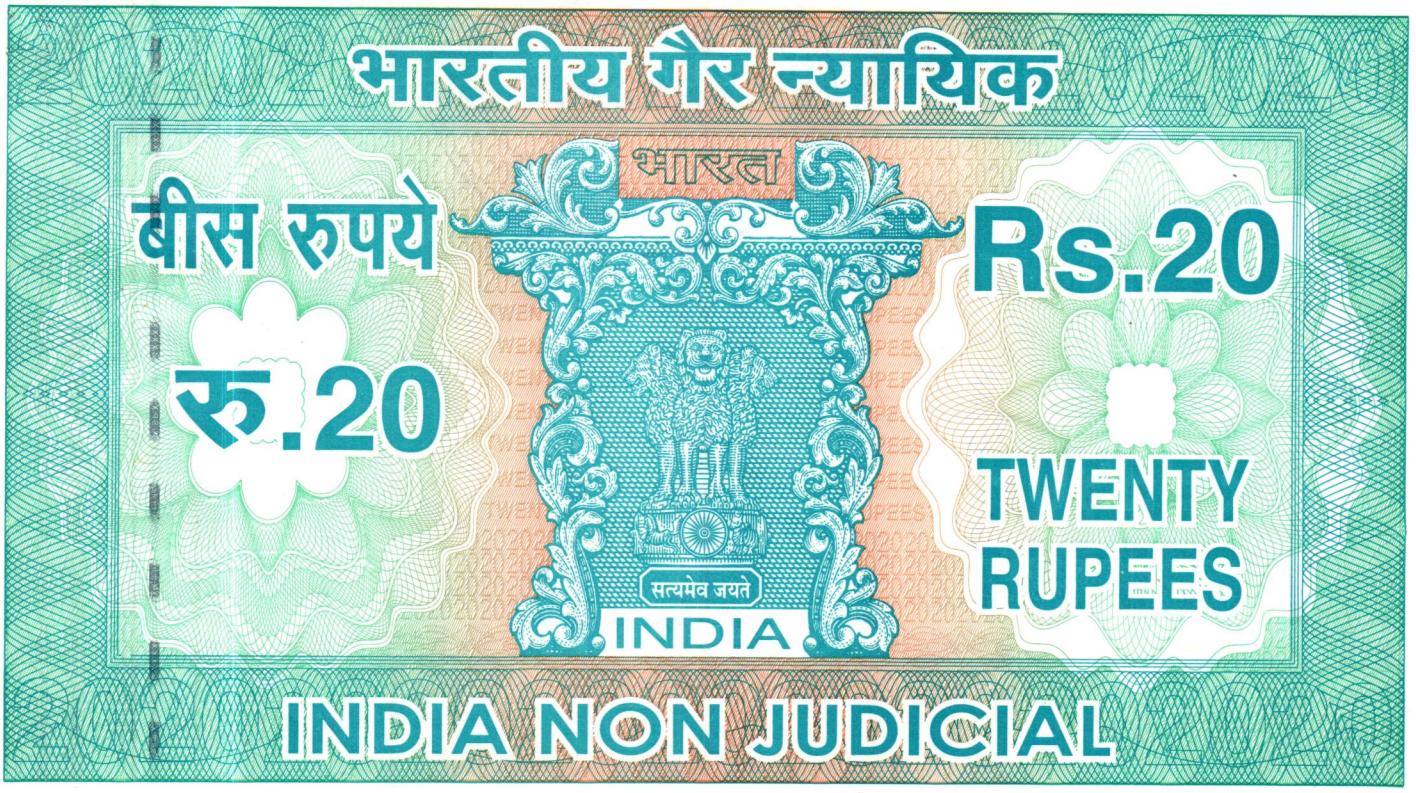
1, Name of the House Owner ; KARUMURU SIVA;
2.Name of the BANK &BRANCH , : HDFCBANK, BENZCIRCLE, M.G.ROAD, VIJAYAWADA -520 008
3.Account number : 01091070011116
4. IFSC NO :HDFC0000109
5. Aadhar No :3353 7187 8857
6. PAN NO. :BBTPK9182J

16/5/2023
ASO (Accom)
SO (Accom)
16/5/23

Yours faithfully,

for Estate Officer

8764166/2024/ACCOM -GAD01



ఆంధ్రప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH 11 MAY 2023 85AA 288333

P.L. KOTESWARI
LICENCED STAMP VENDOR
O.L.No. 06-15-031/2002
R.L.No. 06-15-06/2021
8-105, NIDAMANURU,
Cell: 7799009109

Sl.No. 2565 Dt. 11-5-2023 Rs 20/-

Sold to Sri K. Siva S/o Venkateswara Rao, VJA

For Whom (a)

LEASE AGREEMENT

THIS AGREEMENT TO LEASE is made and entered into at Vijayawada on this the 11 th day of May, 2023

BETWEEN

Mr **KARUMURI SIVA** S/O VENKATESWARA RAO, aged about 45 yrs R/O Flat No.104, D.NO.11-63-53,R.K.Towers, Brahmin Street, Vijayawada -520 001 hereinafter called the **LESSOR** (which expression shall include his heirs, successors, legal representatives, administrators, executors and assignees) for the firm, company or other establishment owning the scheduled property **OF THE ONE PART.**

AND

The Government of Andhra Pradesh represented by Deputy / Joint/ Additional Secretary to Government General Administration Department, hereinafter called the **LESSEE** (which expression shall includes successors, legal representatives, administrators, executors and assignees) **OF THE OTHER PART**

RECITALS:

The LESSOR is the sole and absolute owner, in possession of the premises which is more particularly described hereunder (hereinafter referred to as the 'SCHEDULED PREMISES') having full and unfretted rights to lease the same or any position thereof.

....

LESSOR LESSEE

8764166/2024/ACCOM -GAD01

ఆంధ్రప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH

85AA 288334

11 MAY 2023

Sl.No. 2566 Dt. 11-5-2023 Rs. 20/-

Sold to Sri K. Siva S/o Venkataswara Rao, VJA

For Whom Self

P.L. KOTESWARI
LICENCED STAMP VENDOR
O.L.No. 06-15-031/2002
R.L.No. 06-15-06/2021
8-105, NIDAMANURU,
VIJAYAWADA RURAL
Cell: 7799009109

The LESSE intends to take on lease the SCHEDULED PREMISES to be used as Residential accommodation for one of its officers, who will herein after called as occupant.

The LESSOR has given written consent and agreed to give on lease and the LESSEE has agreed to take on lease, the SCHEDULED PREMISES on certain terms and conditions as are stated hereunder.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The LESSOR agrees to lease the SCHEDULED PREMISES to the LESSEE for a period of 11 months (herein after referred to as the "Agreement Period"), commencing on 5.5.2023 and ending on 4.4.2024

2. The Lessee issue orders taking the premises on lease with the terms and conditions contained herein.

LESSOR

LESSEE

8764166/2024/ACCOM -GAD01

ఆంధ్రప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH

85AA 288335

Sl.No 2563 Dt. 11-5-2023 Rs.20/- 11 MAY 2023

Sold to Sri K. Siva Sk. Nadakuduru, Rao, VJA

For Whom Self

P.L. KOTESWARI
LICENCED STAMP VENDOR
O.L.No. 06-15-031/2002
R.L.No. 06-15-06/2021
8-105, NIDAMANURU,
VIJAYAWADA RURAL
Cell: 7799009109

3. The LESSEE shall use the SCHEDULED PREMISES as "Residential Premises" for Estate Office

4. The LESSEE shall pay to the LESSOR as lease rent for the SCHEDULED PREMISES an amount of ***Rs. 15750/-(Rupees Fifteen thousand Seven Hundred and Fifty only)*** per month inclusive of maintenance charges exclusive of water and electricity charges, by way of on line credit to lessor's bank account on or before the 10th day of every succeeding month.

5. The occupant shall pay the applicable electricity and water charges directly to the concerned authorities, according to the meter installed at the SCHEDULED premises or as billed by concerned authorities for the period of operation of the lease

LESSOR LESSEE

8764166/2024/ACCOM -GAD01

ఆంధ్రప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH

85AA 288336

P.L. KOTESWARI
LICENCED STAMP VENDOR
O.L.No. 06-15-031/2002
R.L.No. 06-15-06/2021
8-105, NIDAMANURU,
VIJAYAWADA RURAL
Cell: 7799009109

Sl.No. 2568 Dt. 11-5-2023 Rs. 20/-

Sold to Sri K. Siva S/o. Venkateswara Rao

For Whom E.A.

11 MAY 2023

agreement. Any charges pertaining to the previous periods and additional charges levied by the electricity authorities for the period not covered under lease agreement shall be paid by the lessor.

6. The monthly maintenance charges in case of apartment/gated community towards security and general facilities shall be paid by the **OWNER of the Scheduled premises**.

7. The LESSEE/OCCUPANT shall not carry out any structural additions or alterations to the SCHEDULED PREMISES without the prior consent of the LESSOR. However, the LESSEE/OCCUPANT shall at its own cost, be entitled to install such domestic electrical appliances as may be found necessary by it. On the expiry or earlier termination of this agreement, the LESSEE shall remove and take away all the appliances installed by it and restore the SCHEDULED PREMISES to its normal condition, subject to normal wear and tear.

....

LESSOR LESSEE

8764166/2024/ACCOM -GAD01

ఆంధ్రప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH

85AA 288337

Sl.No. 2569 Dt. 11-5-2023 Rs. 20/-

Sold to Sri K. Siva S/o Venkateswara Rao

For Whom Self

11 MAY 2023

P.L. KOTESWARI
LICENCED STAMP VENDOR
O.L.No. 06-15-031/2002
R.L.No. 06-15-06/2021
8-105, NIDAMANURU,
VIJAYAWADA RURAL
Cell: 7799009109

-5-

8. All rates, taxes and other levies and/ outgoing on account of property tax and all other levies, municipal or otherwise shall be paid by the LESSOR in time.

9. The LESSOR undertakes to fully perform his obligations stated herein and also comply with the requirements of the concerned municipal and other applicable authorities to ensure peaceful occupation of the SCHEDULED PREMISES by the LESSEE, during the Agreement Period.

10. The LESSOR shall not violate any rules, regulations, laws and byelaws of the municipal corporation or any local authority having jurisdiction over the SCHEDULED PREMISES.

11. The minor day-to-day repairs such as replacement of fuses, fixing of leaking water taps, minor maintenance of electrical / sanitary and other fittings and fixtures shall have to be carried out by the LESSEE/OCCUPANT as its own cost, but all major repairs including replacement or breakage, bursting of sanitary pipes, changes in

LESSOR

LESSEE

the electrical system, cracks in construction e.t.c., shall be repaired replaced by the LESSOR at his cost.

12. The LESSEE at the expiry of the Agreement Period may at its option renew the lease for a further period of 11 months or any other period of time on such terms and conditions as are mutually agreed by the LESSOR and the LESSEE.

13. On the expiry of the lease or on earlier termination of the lease, the LESSEE shall ensure that the occupant vacates the building/ apartment of the SCHEDULED PREMISES and handover to the LESSOR in good condition, subject to natural wear and tear.

14. The LESSOR with the consent of the LESSEE or its occupant shall have free and unobstructed access to the SCHEDULED PREMISES for inspection and to carry out repairs provided the LESSEE or its occupant is given at least 24 hours advance notice and a time for such inspection or repairs is fixed and the convenience of the LESSEE shall be taken into account in this regard.

15. The LESSEE shall not sub-let, assign or transfer or otherwise part with the possession of the whole or any part of the SCHEDULED PREMISES. However the lessee shall have the right to utilize the premises for accommodating anyone of its officers, as occupant.

16. The LESSOR represents and warrants that he is fully empowered, authorized and able to let out the SCHEDULED PREMISES on lease to the LESSEE as envisaged in this Agreement and that there is no mortgage, charge or any other encumbrance of any nature in respect of the SCHEDULED PREMISES and that he will keep the LESSEE harmless and indemnified from any proceedings initiated by others in respect of the quiet possession and enjoyment of the SCHEDULED PREMISES is constructed by obtaining a loan and the said property is shown as 1st charge or 2nd charge , the same needs to be informed by the Lessor at the time of entering agreement.

17. The Agreement may be varied or modified only by the mutual consent of parties hereto, expressed in writing.

LESSOR

LESSEE

18. Any dispute that may arise between the parties shall be subject to the jurisdiction of the courts of GUNTUR/VIJAYAWADA, if the leased out property is located in Vijayawada A.P, if the leased property is falling in the territorial jurisdiction of A.P state.

SCHEDULED PREMISES:

All the part and parcel of the House/Apartment bearing No 401 R.K.Kuteer,K.L Rao Nagar (full address of the premises being rented) admeasuring a total extent of around 1180 Sq.ft. Having two bed room and bounded by

North: Bayana Appa Rao colony.

South: Muncipal Road.

East: Residential House.

West: Kota pulla Rao.

FIXTURES AND FITTINGS:

1. Fans. - 3

In witness whereof, the LESSEE and the LESSOR have hereunto set and subscribed their respective hands and seal on the Day, Month and Year first above written.

.....
LESSOR

.....
LESSEE
"Estate Officer cum EO Deputy Secretary to Government (Accomm.)" GAD

WITNESS:

1.

2.